



Addendum 1

Invitation to Bid HNS 21-4

NOTE: Contractors are not authorized to visit the property before or after the bid walk, without being accompanied by the City's Rehabilitation Specialist.

Documents included in Package:

- 1) Instruction to Bidders
- 2) Specs by Location/Trade (Scope of Work)
- 3) Subcontractor Certifications (if applicable)
- 4) Floor Plan / Site Drawing (if applicable)

Bid Walk & Bid Opening:

Project Address: 1806 Irma St 1912 Irma St	
Bid Walk: 1806 Irma - 7/9/2020 at 11:00 am (THURSDAY) 1912 Irma - 7/9/2020 at 12:00 pm	
Bid Opening: 7/16/2020 at 2:00 pm (THURSDAY)	
Client Name: 1806 Irma – Howard & Howard Enterprises 1912 Irma – Mr. Emery Spears	Lead and Rehab
Project Manager: Elizabeth Lamy	Contact Number: 704-620-9090

Bid Walk and Bidding Instructions:

All bid walks are mandatory.

If you are going to be late the policy is the following:

Contact me BEFORE the start time if you are going to be late. If you are going to be more than 10 minutes late, we will proceed without you and you will not be permitted to bid.

The day of a bid walk the best way to reach me is at 704-620-9090.

Bids must be received by the date, time and place specified. All others will be considered non responsive and disqualified.

<G:\SELECTIVE REHAB TEAM\forms\bid forms and documents\Invitation to bid WARREN>



The Bids will be received via email no later than the above-mentioned date and time. Emailed bids will not be opened until the listed Bid Opening time.

Company Acknowledgement:

The undersigned, having become thoroughly familiar with the terms, conditions, limitations, and provisions of the housing improvement work to be performed at **1806 and 1912 Irma St** to be funded through the City of Charlotte Housing & Neighborhood Services, in addition, having fully inspected the site in all particulars, hereby proposes and agrees to fully perform the work within the time stated and in strict accordance with the proposed contract documents including furnishing of any and all labor and materials, and to do all work required to complete said Work in accordance with the advised respective contractual, for the sum of money:

All labor, materials, services and equipment necessary for the completion of the Work shown on the Drawings and in the Specifications:

Dollars (\$) _____

Written total

Specs Dated: _____ Number of Pages: _____

Addenda # 1 Dated: 7/12/2020 Number of Pages: 27

Addenda # 2 Dated: _____ Number of Pages: _____

Project Schedule: (A DATE must be included here or the bid will be nonresponsive)

Completion Deadline: (please provide projected completion date with bid submission)

Please Print and Sign:

Company Name/Firm: _____

Authorized Representative Name: _____

Signature: _____

Date: _____



Requirements For Bidders

The City awards rehabilitation bids to the lowest responsive and responsible bidder. A responsible bidder for the safe home program is one who:

- 1) Is a licensed general contractor in the State of North Carolina;
- 2) Has an Renovate, Repair & Paint Certification (<http://www2.epa.gov/lead/renovation-repair-and-painting-program>);
- 3) Is not listed on a local, state or federal debarment list;
- 4) Carries an appropriate amounts of insurance;
- 5) Can provide references verifying the contractor has completed work of a similar scope in a good workmanship like manner or successfully completed prior work for the Safe Home program. Referenced work must have been completed in one year or less from date of this invitation to bid.

A responsive bidder must:

- 1) Submit all requested documentation on time;
- 2) Meet the above requirements for responsibility at the time of bid submittal;
- 3) Have the capacity to meet the required schedule for the project.
- 4) Existing rehab projects contracted by the contractor must be on schedule.

The City reserves the right to waive any minor informalities or irregularities, which do not go to the heart of the bid submittal or prejudice other offers, or to reject, for good and compelling reasons, any or all bid submittals.

Elizabeth Lamy Santos
Rehabilitation Specialist
City of Charlotte
Housing & Neighborhood Services
600 E. Trade St.
Charlotte, NC 28202
PH: (704) 336-3333 desk
(704) 620-9090 cell
elamy@charlottenc.gov

HOUSING & NEIGHBORHOOD
SERVICES

<http://housing.charlottenc.gov> | 600 E. Trade Street | Charlotte, NC

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Work Specification

Prepared By:
City of Charlotte Housing & Neighborhood Services
600 E. Trade Street
Charlotte, NC 28202
(704) 336-7600

Property Details

Address:	1806 Irma St Charlotte, NC 28216	Owner:	Howard & Howard Enterprises LLC 25k
Structure Type:	Single Unit	Owner Phone:	Cell: (704) 506-8078 xOwner
Square Feet:	1334	Program(s):	Tested- HAS LEAD LeadSafe 2019 Healthy Homes LBP 2019 Targeted FY20
Year Built:	1956		
Property Value:	96900		
Tax Parcel:	07505107		
Census Tract:			
Property Zone:	Council District 2		

Attic Insulation Increase to R-38

ATTIC

Increase attic insulation to R-38, contractor to attach verification to rafter at attic access, easily seen. Include ventilation baffles to code.



Bid Cost:	_____	X	_____	=	_____
	Base		Quantity		Total Cost

17" Height Commode Replace

BATHROOM

Install a 17" height, 2 piece, close coupled, white, vitreous china commode with a maximum water usage per flush of 1.6 gallons. Include plastic or pressed wood white seat, supply pipe, shut-off valve, flap valve and wax seal.



Bid Cost:	_____	X	_____	=	_____
	Base		Quantity		Total Cost

Work Specification

Prep & Paint Ceiling

BATHROOM - MAIN

Remove or cover hardware and accessories not to be painted. Scrape loose, peeling, cracked, and blistered areas. Clean oil, grease, fungus, dirt, and dust from surfaces. Fill holes and cracks. Prime all new materials and spot prime existing with acrylic latex. Top coat with Owner's choice of low VOC acrylic flat latex in all habitable rooms and low VOC acrylic semi-gloss latex in kitchen and baths. Replace or uncover hardware, fixtures and accessories. Any moving of furniture required shall be included.



Bid Cost: _____ X _____ = _____
Base Quantity Total Cost

Register Cover Install

BATHROOM - MAIN

Install/replace appropriately sized baseboard return air diffuser with latch-controlled single damper.



Bid Cost: _____ X _____ = _____
Base Quantity Total Cost

Bath Exhaust Fan/Light Combination Replace

BATHROOM - MAIN

Install a ceiling mounted, exterior ducted, vent fan with damper and overhead light. Include power and switch wiring using #14 copper Romex. Repair any tear out.



Bid Cost: _____ X _____ = _____
Base Quantity Total Cost

Prep & Paint Room Semi Gloss

BATHROOM - MAIN

Remove or cover hardware and accessories not to be painted. Scrape loose, peeling, cracked and blistered areas. Clean oil, grease, fungus, dirt, and dust from surfaces. Fill holes and cracks. Prime all new materials and spot prime existing with acrylic latex. Top coat with owner's choice of low VOC acrylic SEMI-GLOSS latex. Painting shall include walls and any associated trim. Replace or uncover hardware, fixtures and accessories. Any moving of furniture required shall be included.



Bid Cost: _____ X _____ = _____
Base Quantity Total Cost

Work Specification

GFCI Receptacle 20 AMP

BATHROOM - MAIN

Install a flush mounted, ground fault circuit interrupted, duplex receptacle and cover plate. Fish wire and repair all tear out as needed.

Bid Cost: _____ X _____ = _____
Base Quantity Total Cost

Prep & Paint Room Flat

BEDROOM

Remove or cover hardware and accessories not to be painted. Scrape loose, peeling, cracked and blistered areas. Clean oil, grease, fungus, dirt, and dust from surfaces. Fill holes and cracks. Prime all new materials and spot prime existing with acrylic latex. Top coat with owner's choice of low VOC acrylic FLAT latex. Painting shall include walls and any associated trim with SEMI-GLOSS latex. Replace or uncover hardware, fixtures and accessories. Any moving of furniture required shall be included.

***Removal of damaged drywall/wallboard OR excessive sanding requires use of an Asbestos Abatement contractor. Drywall compound contains Regulated Asbestos Containing Materials (RACMs). The price for asbestos abatement shall be listed in a separate line item.



Bid Cost: _____ X _____ = _____
Base Quantity Total Cost

Prep & Paint Ceiling

BEDROOM

Remove or cover hardware and accessories not to be painted. Scrape loose, peeling, cracked, and blistered areas. Clean oil, grease, fungus, dirt, and dust from surfaces. Fill holes and cracks. Prime all new materials and spot prime existing with acrylic latex. Top coat with Owner's choice of low VOC acrylic flat latex in all habitable rooms and low VOC acrylic semi-gloss latex in kitchen and baths. Replace or uncover hardware, fixtures and accessories. Any moving of furniture required shall be included.

***Excessive sanding requires use of an Asbestos Abatement contractor. Drywall compound contains Regulated Asbestos Containing Materials (RACMs). The price for asbestos abatement shall be listed in a separate line item.



Bid Cost: _____ X _____ = _____
Base Quantity Total Cost

Work Specification

Ceiling Installation, Paint, and Crown Molding

BEDROOM 2

Install 1/2" drywall to Code OVER TOP of existing ceiling finish. Tape. Add 3 coats of compound and sand smooth. Prep and paint new ceiling with two coats of white latex.

New crown molding shall be installed to ensure new ceiling and molding style match existing style as close as possible.

***Removal of damaged drywall/wallboard requires use of an Asbestos Abatement contractor. Drywall compound contains Regulated Asbestos Containing Materials (RACMs). The price for asbestos abatement shall be listed in a separate line item.



Bid Cost:	_____	X	_____	=	_____
	Base		Quantity		Total Cost

Prep & Paint Room Flat

BEDROOM 2

Remove or cover hardware and accessories not to be painted. Scrape loose, peeling, cracked and blistered areas. Clean oil, grease, fungus, dirt, and dust from surfaces. Fill holes and cracks. Prime all new materials and spot prime existing with acrylic latex. Top coat with owner's choice of low VOC acrylic FLAT latex. Painting shall include walls and any associated trim with SEMI-GLOSS latex. Replace or uncover hardware, fixtures and accessories. Any moving of furniture required shall be included.



Bid Cost:	_____	X	_____	=	_____
	Base		Quantity		Total Cost

Prep & Paint Room Flat

BEDROOM 3

Remove or cover hardware and accessories not to be painted. Scrape loose, peeling, cracked and blistered areas. Clean oil, grease, fungus, dirt, and dust from surfaces. Fill holes and cracks. Prime all new materials and spot prime existing with acrylic latex. Top coat with owner's choice of low VOC acrylic FLAT latex. Painting shall include walls and any associated trim with SEMI-GLOSS latex. Replace or uncover hardware, fixtures and accessories. Any moving of furniture required shall be included.

***Removal of damaged drywall/wallboard OR excessive sanding requires use of an Asbestos Abatement contractor. Drywall compound contains Regulated Asbestos Containing Materials (RACMs). The price for asbestos abatement shall be listed in a separate line item.

Bid Cost:	_____	X	_____	=	_____
	Base		Quantity		Total Cost

Work Specification

Vapor Barrier

CRAWL SPACE

Lay 6 mil poly vapor barrier on ground in crawl space and 6" up foundation walls. Overlap seams by 2' and secure with duct tape.



Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

Insulate Floor R-19

CRAWL SPACE

Install R-19 Kraft faced batt fiberglass insulation to floor where missing. Vapor barrier must face heated space. Use strong wire, "tiger teeth" or mesh to hold insulation in place.



Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

Prehung Metal Door Entrance - Front Door

EXTERIOR

Exterior

Remove existing door, frame and threshold. Install new Energy Star rated pre-hung exterior door. Insulate cavity. Install mortised dead bolt and lever handled door hardware keyed alike. Install wide peep sight. New casing and shoe molding will match existing. Apply primer and topcoat. This installation to include repairing any damaged header, door framing, to include wall framing, sub-floor, floor joists and sill.



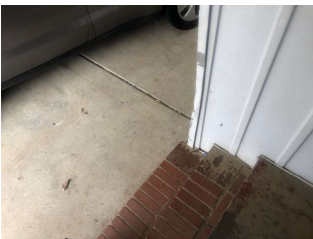
Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

Install Handrails - Kitchen Side Entrance

EXTERIOR

Exterior

Install Code approved handrails on one side of the stair, secured to the wall, constructed of either metal or treated lumber. Ensure that new rail is easily graspable.



Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

Work Specification

Exterior Wide-Tread Steps - Carport

EXTERIOR

Exterior

Install steps and handrails constructed with treated lumber, located off of the rear end of the carport's concrete slab. Railings shall be built to current Building Code. Steps shall have treads that are wider than typical steps - approximately 18" wide, and have a riser height of no more than 6". There shall be a hand rail on each end of the stair (left and right), as well as posts and a railing installed in the middle of the stair. Stair shall be the entire width of the slab, approx. 10' wide.

Bid Cost: _____ X _____ = _____
Base Quantity Total Cost

Prep & Paint Exterior - Aluminum Surfaces

EXTERIOR

Exterior

Prep and paint all white colored aluminum surfaces, INCLUDING soffit, fascia and carport ceiling. Properly dispose all loose materials. Secure or replace all loose, broken, rotted or deteriorated materials. Caulk and fill all cracks, voids, holes, etc. prior to applying 25-year or better Low VOC paint. Home will be painted Owner's choice of color. All work to be done in a neat & professional manner. Use care to protect all surfaces not intended for paint coverage.

***For painting aluminum siding, please use an oil-based primer and 100% acrylic paint. DO NOT use latex as it causes damage to aluminum.

***Also include painting the exterior side of the utility room door.

***DO NOT include painting existing painted masonry (tan in color).



Bid Cost: _____ X _____ = _____
Base Quantity Total Cost

Smoke Detector Hard Wired

GENERAL REQUIREMENTS

Install UL approved, interconnected, ceiling mounted smoke and heat detectors permanently wired into a receptacle boxes with battery backups in bedrooms and outside of sleeping areas.

***Count is for (3) detectors.

Bid Cost: _____ X _____ = _____
Base Quantity Total Cost

Combination CO / Smoke Detector Hard Wired

GENERAL REQUIREMENTS

Install a hard wired combination carbon monoxide and smoke detector with battery back up.

Bid Cost: _____ X _____ = _____
Base Quantity Total Cost

Work Specification

Electric Service 200 AMP

GENERAL REQUIREMENTS

Replace electrical service with new 200 amp, main disconnect, 110/220 volt, 24 circuit panel board, meter socket, weather head, service cable, ground rods and cable. Include replacement of all sub-panels. Caulk exterior service penetration.



Bid Cost: _____ X _____ = _____
Base Quantity Total Cost

Exterminate Termites

GENERAL REQUIREMENTS

Exterminate for termites. Drill and patch foundation and pavement where necessary. Exterminator must be licensed and provide a 1 year guarantee with an optional yearly renewable warranty for the homeowner.

Bid Cost: _____ X _____ = _____
Base Quantity Total Cost

Replace Receptacles, Switches, and Plates

GENERAL REQUIREMENTS

Replace all receptacles, switches and cover plates throughout entire house. Use code appropriate devices. This also includes any wall or ceiling damage repairs.



Bid Cost: _____ X _____ = _____
Base Quantity Total Cost

Asbestos Abatement Scope

GENERAL REQUIREMENTS

***Please see Asbestos report. Drywall joint compound throughout the house contains Regulated Asbestos Containing Materials (RACM). Removal of RACM must be completed by a licensed North Carolina Asbestos Abatement Contractor.

Work includes all removal of damaged drywall/wallboard/ceiling finish material throughout the house that contain RACM. OSHA requirements must be followed in regards to removal and disposal of RACM.

Bid Cost: _____ X _____ = _____
Base Quantity Total Cost

See Attached Lead Scope

GENERAL REQUIREMENTS

All work shall be performed in accordance with applicable regulations and shall meet all applicable building codes. Building permits will be obtained as appropriate. Mecklenburg County requires building permits for Lead Hazard Reduction if the work involves activities subject to permitting under general conducts.

Bid Cost: _____ X _____ = _____
Base Quantity Total Cost

Work Specification

All Contractor's Project Requirements

GENERAL REQUIREMENTS

The contractor is responsible for all project requirements, including but not limited to:

All activities required by the City's COVID-19 Precautions for Residential Housing Rehabilitation Activities policy.

Obtaining all permits required. Said permits shall include all items in this scope of work.

Provide temporary toilet facilities from job start until the completion of work.

Provide AS MANY roll-off dumpsters as needed without damaging the site. Collect construction debris using dust control methods. Remove dumpsters and repair any evidence of the dumpster use.

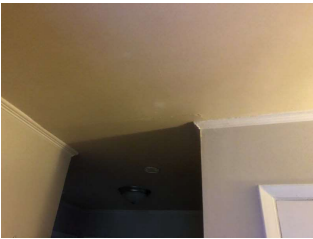
Contractor may haul debris away daily using dump trailers or trucks.

Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

Prep & Paint Ceiling

HALL

Remove or cover hardware and accessories not to be painted. Scrape loose, peeling, cracked, and blistered areas. Clean oil, grease, fungus, dirt, and dust from surfaces. Fill holes and cracks. Prime all new materials and spot prime existing with acrylic latex. Top coat with Owner's choice of low VOC acrylic flat latex in all habitable rooms and low VOC acrylic semi-gloss latex in kitchen and baths. Replace or uncover hardware, fixtures and accessories. Any moving of furniture required shall be included.



Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

Prep & Paint Ceiling

KITCHEN

Remove or cover hardware and accessories not to be painted. Scrape loose, peeling, cracked, and blistered areas. Clean oil, grease, fungus, dirt, and dust from surfaces. Fill holes and cracks. Prime all new materials and spot prime existing with acrylic latex. Top coat with Owner's choice of low VOC acrylic flat latex in all habitable rooms and low VOC acrylic semi-gloss latex in kitchen and baths. Replace or uncover hardware, fixtures and accessories. Any moving of furniture required shall be included.



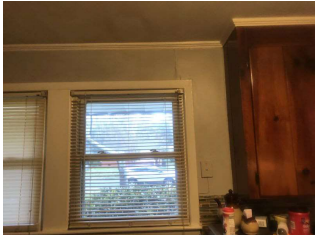
Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

Work Specification

Prep & Paint Room Semi Gloss

KITCHEN

Remove or cover hardware and accessories not to be painted. Scrape loose, peeling, cracked and blistered areas. Clean oil, grease, fungus, dirt, and dust from surfaces. Fill holes and cracks. Prime all new materials and spot prime existing with acrylic latex. Top coat with owner's choice of low VOC acrylic SEMI-GLOSS latex. Painting shall include walls and any associated trim. Replace or uncover hardware, fixtures and accessories. Any moving of furniture required shall be included.



Bid Cost: _____ X _____ = _____
Base Quantity Total Cost

Transition Plate Installation

KITCHEN

Install transition plate at change in floor finish materials or room boundaries. Transition plate shall be made of a finished wood, and be a wide-style plate (> 2" wide) to accommodate the change in floor level from the kitchen to the living room.



Bid Cost: _____ X _____ = _____
Base Quantity Total Cost

Slab Door Interior - Living Room to Kitchen

KITCHEN

Install a slab door to existing jamb, mortise in hinges and latch. Hole saw for the hardware. Include new hardware. Locking for bedrooms and bathroom, passage for all others. Match existing style and finish.



Bid Cost: _____ X _____ = _____
Base Quantity Total Cost

Aluminum Storm Door - Kitchen Side Door

KITCHEN

Install an aluminum combination storm and screen door. Complete with self closer and locking hardware.



Bid Cost: _____ X _____ = _____
Base Quantity Total Cost

Work Specification

Prep & Paint Ceiling

LIVING ROOM

Remove or cover hardware and accessories not to be painted. Scrape loose, peeling, cracked, and blistered areas. Clean oil, grease, fungus, dirt, and dust from surfaces. Fill holes and cracks. Prime all new materials and spot prime existing with acrylic latex. Top coat with Owner's choice of low VOC acrylic flat latex in all habitable rooms and low VOC acrylic semi-gloss latex in kitchen and baths. Replace or uncover hardware, fixtures and accessories. Any moving of furniture required shall be included.



Bid Cost: _____ X _____ = _____
Base Quantity Total Cost

Certification

Contractor Name: _____

Total Cost: _____

Signature: _____

Date: _____

LEAD ABATEMENT SCOPE OF WORK
& INSTRUCTIONS TO BIDDERS

1806 Irma St

Complete the following scope of work:

Item #	Feature	Method	Quantity	Each	COST
1	Side A (above Window A5) - partially exposed white wood fascia	Repair or replace aluminum covering	1		
2	Side B (above Window B1) - partially exposed white wood soffit	Repair or replace aluminum covering	1		
3	Door A1 (to Room 1) - black and white wood door casings, header, jambs, stops and threshold	Replace door jambs, stopos and threhold and cover door facings and header with Tyvek and aluminum or vinyl	1		
4	Closet Door B2 - white wood door, casings, header, jambs and stops	Replace door, jambs and stops and cover door casings and header with Tyvek and aluminum or vinyl	1		
TOTAL					

- Contractors may submit an occupant protection plan on the form provided.
Contact Jim Roy if an additional form is needed
- Complete all interior work in a unit in a single day. Any newly installed materials shall be primed and painted.
- Allow for replacement of 50 board feet of rotted wood.
- Unless otherwise noted any window or door removal and replacement includes frame and trim on both sides.
- In lieu of complete removal, window frames may be enclosed with vinyl on exterior in accordance with all project manual requirements
- Contact Jim Roy to conduct inspections prior to repainting or other putback and after vinyl siding installation.
- Windows being placed in a bathroom need to be tempered glass.

Total Bid

Acknowledgement of Addenda (if any):

Addendum#	Date

The undersigned contractor agrees to perform the scope of work for the indicated fee in accordance with applicable regulations and the project manual. The undersigned also certifies that the work will be completed within 60 days of award.

Signature of authorized contractor representative

Contractor Submitting Bid:

Address:

Phone:



ROY CONSULTING GROUP CORPORATION

Providing integrated environmental and geotechnical solutions

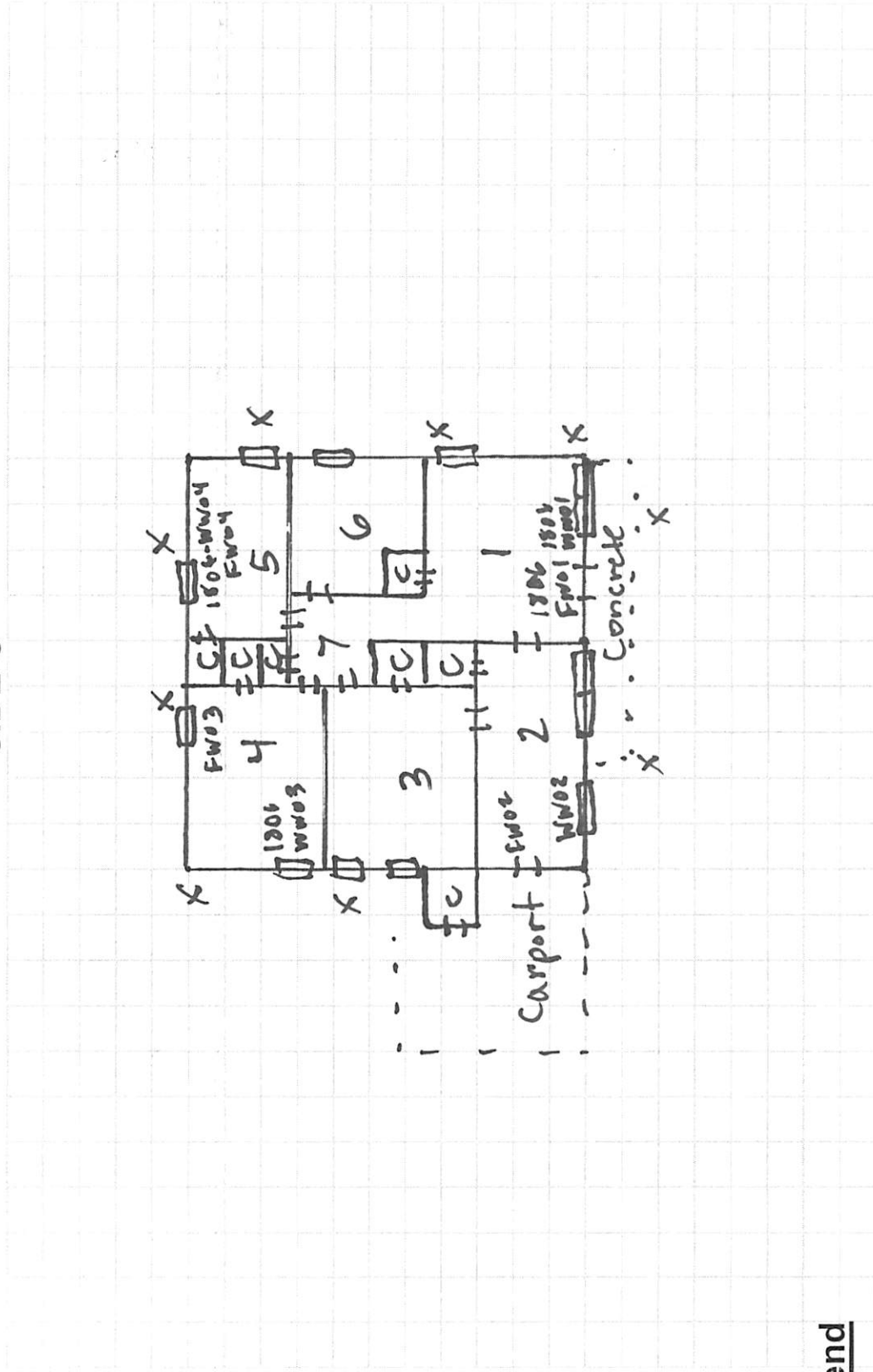
1806 Irma Street

Charlotte, NC 28216

SIDE B

SIDE D

SIDE C



Legend

- = Window
- = Door
- X = Soil Sample Location

SIDE A

NOT TO SCALE

Work Specification

Prepared By:
City of Charlotte Housing & Neighborhood Services
600 E. Trade Street
Charlotte, NC 28202
(704) 336-7600

Property Details

Address:	1912 Irma St Charlotte, NC 28216	Owner:	Emery Spears 25k
Structure Type:	Single Unit	Owner Phone:	Cell: (704) 806-9731
Square Feet:	876	Program(s):	Healthy Homes
Year Built:	1959		Tested- NO LEAD
Property Value:	93100		Targeted FY19 (CDBG)
Tax Parcel:	07504525		
Census Tract:			
Property Zone:	Council District 2		

Vanity/ Counter Top/ Sink

BATHROOM - MAIN

Install new vanity cabinet complete with counter top of laminate with vitreous china sink or marble-lite top with preformed sink. Include single handled metal faucet with drain and pop-up , P- trap, supply lines, full port ball type shut-off valves & escutcheon plates. Vanity medicine cabinet/mirror to remain.



Bid Cost:	_____	X	_____	=	_____
	Base		Quantity		Total Cost

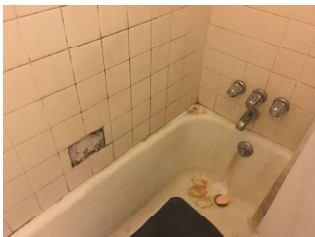
Fiberglass Bathtub and Shower Surround

BATHROOM - MAIN

Install a 5' white Swan or equivalent 3-piece, fiberglass bathtub and surround. Caulk all seams and penetrations. Include new single handled tub/shower diverter valve and drain.

***Work shall also include filling in gap in floor tile following existing tub removal with white ceramic tile that complements existing ceramic floor tile. Existing flooring is to REMAIN IN PLACE.

***Removal of existing tub and tile surround requires use of an Asbestos Abatement contractor. Drywall compound contains Regulated Asbestos Containing Materials (RACMs). The price for asbestos abatement shall be listed in a separate line item.



Bid Cost:	_____	X	_____	=	_____
	Base		Quantity		Total Cost

Work Specification

Prep & Paint Room Semi Gloss

BATHROOM - MAIN

Remove or cover hardware and accessories not to be painted. Scrape loose, peeling, cracked and blistered areas. Clean oil, grease, fungus, dirt, and dust from surfaces. Fill holes and cracks. Prime all new materials and spot prime existing with acrylic latex. Top coat with owner's choice of low VOC acrylic SEMI-GLOSS latex. Painting shall include walls and any associated trim. Replace or uncover hardware, fixtures and accessories. Any moving of furniture required shall be included.

Bid Cost: _____ X _____ = _____
Base Quantity Total Cost

Prep & Paint Ceiling

BATHROOM - MAIN

Remove or cover hardware and accessories not to be painted. Scrape loose, peeling, cracked, and blistered areas. Clean oil, grease, fungus, dirt, and dust from surfaces. Fill holes and cracks. Prime all new materials and spot prime existing with acrylic latex. Top coat with Owner's choice of low VOC acrylic flat latex in all habitable rooms and low VOC acrylic semi-gloss latex in kitchen and baths. Replace or uncover hardware, fixtures and accessories. Any moving of furniture required shall be included.

***Drywall compound contains Regulated Asbestos Containing Materials (RACMs). Excessive sanding and/or cutting out damaged finish material requires use of an Asbestos Abatement contractor. The price for asbestos abatement shall be listed in a separate line item.



Bid Cost: _____ X _____ = _____
Base Quantity Total Cost

Slab Door Interior

BEDROOM

Install a slab door to existing jamb, mortise in hinges and latch. Hole saw for the hardware. Include new hardware. Locking for bedrooms and bathroom, passage for all others. Match existing style and finish.



Bid Cost: _____ X _____ = _____
Base Quantity Total Cost

Vapor Barrier

CRAWL SPACE

Lay 6 mil poly vapor barrier on ground in crawl space and 6" up foundation walls. Overlap seams by 2' and secure with duct tape.



Bid Cost: _____ X _____ = _____
Base Quantity Total Cost

Work Specification

Insulate Existing Ductwork

CRAWL SPACE

Insulate existing exposed ductwork to at least R-8. Insulation is to be secured with outward-clinching heavy-duty staples or approved alternative fastening system. Seams to be sealed against moisture intrusion using pressure-sensitive metallic tape.

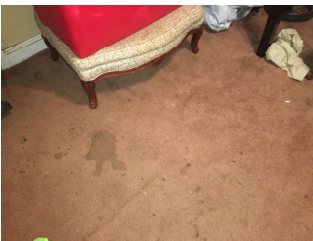


Bid Cost: _____ X _____ = _____
Base Quantity Total Cost

Resilient Flooring

DEN

Install 25 year warranted resilient floor covering per manufacturer's specifications. Include transitions and painted or stained wood quarter-round at all perimeters to complete installation.



Bid Cost: _____ X _____ = _____
Base Quantity Total Cost

Prep & Paint Room Flat

DEN

Remove or cover hardware and accessories not to be painted. Scrape loose, peeling, cracked and blistered areas. Clean oil, grease, fungus, dirt, and dust from surfaces. Fill holes and cracks. Prime all new materials and spot prime existing with acrylic latex. Top coat with owner's choice of low VOC acrylic FLAT latex. Painting shall include walls and any associated trim with SEMI-GLOSS latex. Replace or uncover hardware, fixtures and accessories. Any moving of furniture required shall be included.



Bid Cost: _____ X _____ = _____
Base Quantity Total Cost

Repoint Masonry Bricks

EXTERIOR

Exterior

Rake out existing mortar joints to a minimum depth of 1/2". Completely fill mortar joints to match existing.



Bid Cost: _____ X _____ = _____
Base Quantity Total Cost

Work Specification

Demolition & Disposal: Rear Roof Over Patio

EXTERIOR

Exterior

Demolish existing roof structure, including support columns and ceiling materials, over rear patio area and make necessary repairs to create a new roof edge, possibly including installation of new ice and water shield and installation of new fascia boards and white aluminum fascia wrap, and construction of new soffit, including installation of white vinyl vented soffit. Demolished roof over the rear patio is not being rebuilt. Install new gutters and downspouts on any supporting horizontal fascia.



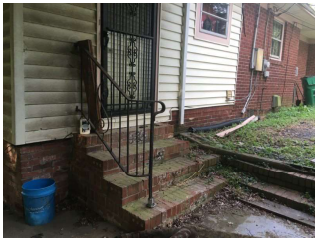
Bid Cost: _____ X _____ = _____
Base Quantity Total Cost

Install Handrails - Rear Steps

EXTERIOR

Exterior

Install Code approved handrails constructed of wrought iron or black powder-coated aluminum on both sides of stairs.



Bid Cost: _____ X _____ = _____
Base Quantity Total Cost

Seamless Aluminum Gutter & Downspouts - Install

EXTERIOR

Exterior

Install K- type .027 gauge seamless aluminum gutter to service roof with sufficient pitch to downspouts. White or brown color choice by owner.



Bid Cost: _____ X _____ = _____
Base Quantity Total Cost

Crawl Space Access Door

EXTERIOR

Exterior

Install a 3/4" pressure treated plywood access door in a 2" x 4" pressure treated frame. Provide galvanized iron hinges and hasp.

***Price is for (1) access door and another double access door.



Bid Cost: _____ X _____ = _____
Base Quantity Total Cost

Work Specification

Power Wash Exterior

EXTERIOR

Exterior

Vinyl Siding & trim, as well as brick. Remove stains and dirt from exterior using high pressure water and detergent mix. Adjust pressure to eliminate damage to different exterior materials.



Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

Foundation Vent Screen

EXTERIOR

Exterior

Replace foundation vent housing with heavy duty galvanized steel screening.



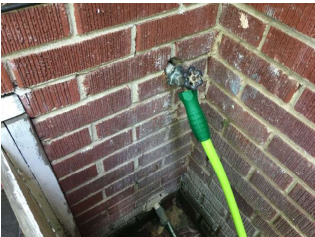
Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

Hose Bibb

EXTERIOR

Exterior

Install a bronze hose bibb on outside of structure with inside shut-off valve and backflow preventer. Seal exterior penetration with silicone caulk.



Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

Tear Off & Reroof Shingles

EXTERIOR

Exterior

Remove and dispose of existing roofing, inspect and repair roof deck (include 96 sq.ft. of decking replacement in bid) and install new 30 year architectural shingles. Include ice and water shield at all roof edges, felt paper, shingle over ridge vent, boots, flashing and all necessary accessories.



Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

Work Specification

Replace Receptacles, Switches, and Plates

GENERAL REQUIREMENTS

Replace all receptacles, switches and cover plates throughout entire house. Use code appropriate devices. This also includes any wall or ceiling damage repairs.



Bid Cost: _____ X _____ = _____
Base Quantity Total Cost

Electric Service 200 AMP

GENERAL REQUIREMENTS

Replace electrical service with new 200 amp, main disconnect, 110/220 volt, 24 circuit panel board, meter socket, weather head, service cable, ground rods and cable. Include replacement of all sub-panels. Caulk exterior service penetration.



Bid Cost: _____ X _____ = _____
Base Quantity Total Cost

Gas Pack

GENERAL REQUIREMENTS

Install combination AC/furnace unit, minimum 14 SEER design per manual J and Manual D for this home.



Bid Cost: _____ X _____ = _____
Base Quantity Total Cost

Asbestos Abatement Scope

GENERAL REQUIREMENTS

***Please see Asbestos report. Drywall joint compound throughout the house contains Regulated Asbestos Containing Materials (RACM). Removal of RACM must be completed by a licensed North Carolina Asbestos Abatement Contractor.

Work includes prep and painting several areas in the interior, as well as removing the existing bathtub and surround. OSHA requirements must be followed in regards to disturbing, removal and disposal of RACM.

Bid Cost: _____ X _____ = _____
Base Quantity Total Cost

See Attached Lead Scope

GENERAL REQUIREMENTS

All work shall be performed in accordance with applicable regulations and shall meet all applicable building codes. Building permits will be obtained as appropriate. Mecklenburg County requires building permits for Lead Hazard Reduction if the work involves activities subject to permitting under general conducts.

Bid Cost: _____ X _____ = _____
Base Quantity Total Cost

Work Specification

All Contractor's Project Requirements

GENERAL REQUIREMENTS

The contractor is responsible for all project requirements, including but not limited to:

All activities required by the City's COVID-19 Precautions for Residential Housing Rehabilitation Activities policy.

Obtaining all permits required. Said permits shall include all items in this scope of work.

Provide temporary toilet facilities from job start until the completion of work.

Provide AS MANY roll-off dumpsters as needed without damaging the site. Collect construction debris using dust control methods. Remove dumpsters and repair any evidence of the dumpster use.

Contractor may haul debris away daily using dump trailers or trucks.

Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

Cabinets Base

KITCHEN

Replace base cabinets. Cabinets to be constructed of solid maple and plywood. No particle board allowed. See contractor's manual guidelines & specifications for full requirements.

***Select unfinished cabinets and stain to match existing wall cabinets as close as possible.

***Dishwasher is to be removed and not replaced. Please fill in this space with cabinets.



Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

Counter Tops Replace

KITCHEN

Screw to base cabinet a square edged plastic laminate counter top. Provide end-caps and cutout for sink. Caulk counter top to adjoining walls with low VOC caulking to match wall color. Owner's choice of in-stock color and texture.

***Use caution to not damage existing backsplash.



Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

Work Specification

GFCI Receptacle 20 AMP

KITCHEN

Install a flush mounted, ground fault circuit interrupted, duplex receptacle and cover plate. Fish wire and repair all tear out as needed.
***Count is for (2) outlets.



Bid Cost: $\frac{\text{Base}}{\text{Base}} \times \frac{\text{Quantity}}{\text{Quantity}} = \frac{\text{Total Cost}}{\text{Total Cost}}$

Prep & Paint Ceiling

KITCHEN

Remove or cover hardware and accessories not to be painted. Scrape loose, peeling, cracked, and blistered areas. Clean oil, grease, fungus, dirt, and dust from surfaces. Fill holes and cracks. Prime all new materials and spot prime existing with acrylic latex. Top coat with Owner's choice of low VOC acrylic flat latex in all habitable rooms and low VOC acrylic semi-gloss latex in kitchen and baths. Replace or uncover hardware, fixtures and accessories. Any moving of furniture required shall be included.



Bid Cost: $\frac{\text{Base}}{\text{Base}} \times \frac{\text{Quantity}}{\text{Quantity}} = \frac{\text{Total Cost}}{\text{Total Cost}}$

Double Bowl Sink Complete

KITCHEN

Install a 18 gauge 33" x 22" x 8" double bowl, stainless steel, self rimming kitchen sink including a single handle metal body faucet, rated at 2.0 GPM or less, with a 15 year drip- free warranty, P-trap, supply lines, full port ball type shut-off valves & escutcheon plates on all supply & drain lines. No copper compression fittings.



Bid Cost: $\frac{\text{Base}}{\text{Base}} \times \frac{\text{Quantity}}{\text{Quantity}} = \frac{\text{Total Cost}}{\text{Total Cost}}$

Resilient Flooring

KITCHEN

Install 25 year warrantied resilient floor covering per manufacturer's specifications. Include transitions and painted or stained wood quarter-round at all perimeters to complete installation.



Bid Cost: $\frac{\text{Base}}{\text{Base}} \times \frac{\text{Quantity}}{\text{Quantity}} = \frac{\text{Total Cost}}{\text{Total Cost}}$

Work Specification

Floor System Repair

KITCHEN

Remove all fixtures not built in. Dispose of damaged/unsafe components of floor assembly. Work may include installation of 2"x 8" joists hung 16" on center, plywood or tongue and groove subfloor. Include replacing all deteriorated band joists and insulating floor to code.



Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

Resilient Flooring

LAUNDRY

Install 25 year warrantied resilient floor covering per manufacturer's specifications. Include transitions and painted or stained wood quarter-round at all perimeters to complete installation.



Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

Water Heater 40 Gallon Electric

LAUNDRY

Install a 40 gallon, glass lined, high recovery insulated to R-7, double element, electric water heater with 10 year warranty. Include pressure and temperature relief valve, expansion tank, discharge tube to within 6" of floor or to outside of structure, shut-off valve and electric supply. If it is located on an upper floor or if there is no floor drain, install a catch pan drained to the exterior. Dispose of old water heater appropriately.

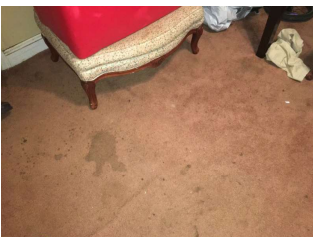


Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

Resilient Flooring

LIVING ROOM

Install 25 year warrantied resilient floor covering per manufacturer's specifications. Include transitions and painted or stained wood quarter-round at all perimeters to complete installation.



Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

Work Specification

Certification

Contractor Name: _____

Total Cost: _____

Signature: _____

Date: _____

LEAD ABATEMENT SCOPE OF WORK
& INSTRUCTIONS TO BIDDERS

1912 Irma St

Complete the following scope of work:

Item #	Feature	Method	Quantity	Each	COST
1	Room 1 - Elevated Lead Dust Levels on Floor	Clean all floors throughout entire house	1		

TOTAL

- Contractors may submit an occupant protection plan on the form provided.
Contact EI Group if an additional form is needed
- Complete all interior work in a unit in a single day. Any newly installed materials shall be primed and painted.
- Allow for replacement of 50 board feet of rotted wood.
- Unless otherwise noted any window or door removal and replacement includes frame and trim on both sides.
- In lieu of complete removal, window frames may be enclosed with vinyl on exterior in accordance with all project manual requirements
- Contact EI Group to conduct inspections prior to repainting or other putback and after vinyl siding installation.
- Windows being placed in a bathroom need to be tempered glass.

Total Bid

Acknowledgement of Addenda (if any):

Addendum#	Date

The undersigned contractor agrees to perform the scope of work for the indicated fee in accordance with applicable regulations and the project manual. The undersigned also certifies that the work will be completed within 60 days of award.

Signature of authorized contractor representative

Contractor Submitting Bid:

Address:

Phone:

